

AGN. NO.

MOTION BY SUPERVISOR GLORIA MOLINA

February 12, 2013

The Housing Authority has determined that the administrative buildings located at 4800 East Cesar Chavez Avenue in Los Angeles, California (Property) are no longer necessary for the operation of public housing due to the relocation of staff to 700 West Main Street, Alhambra, California, 91801.

In order for the buildings to continue serving the community of the Maravilla Revitalization Area and the residents of the Nueva Maravilla public housing development, it is in the best interest of the Housing Authority to enter into a two-year lease and purchase agreement with KIPP LA Schools to operate kindergarten through eighth grade (K-8) charter schools. Approximately 24% of the population (16,348) is under the age of 14 in this target area.

KIPP LA Schools is a non-profit organization that operates high-performing elementary and middle charter schools in South and East Los Angeles. KIPP LA Schools prepares students in underserved communities for educational and overall life success.

MOTION

Molina \_\_\_\_\_

Yaroslavsky \_\_\_\_\_

Knabe \_\_\_\_\_

Antonovich \_\_\_\_\_

Ridley-Thomas \_\_\_\_\_

The Housing Authority will utilize the approximate \$5,100,000 in net proceeds received from a two-year lease and purchase agreement, for property improvements at the Nueva Maravilla public housing development. The disposition will benefit low-income youth in the Maravilla Revitalization Area and the Nueva Maravilla public housing development. For approval of the disposition of the Property, the United States Department of Housing and Urban Development (HUD) requires the submittal of the attached Inventory Removal Application and executed Board resolution, which are consistent with 24 CFR 970 and the Housing Authority's Annual Plan.

The disposition of the Property to KIPP LA Schools is in accordance with the 2011 White House Neighborhood Revitalization Initiative (NRI). The NRI states that neighborhoods of opportunity are neighborhoods that contain high-quality schools, stable businesses, safe streets, affordable housing, cultural amenities, parks and recreational spaces. It is my goal to realize this principle.

I, THEREFORE, MOVE THAT THE BOARD, ACTING AS THE COMMISSIONERS OF THE HOUSING AUTHORITY:

1. Instruct the Chairman to sign the attached resolution, as required by HUD, for the submission and approval of the Inventory Removal Application for the disposition of the Housing Authority buildings, appurtenant structures and land at 4800 East Cesar Chavez Avenue, Los Angeles, California, 90022;
2. Authorize the Executive Director to take all actions required for the implementation of the disposition process, including but not limited to negotiating and signing of a two-year lease and purchase agreement, escrow and other

related documents, and submission of all required documents to HUD. As part of the lease, KIPP Charter Schools, or its assignee, may be allowed to reconfigure existing buildings for school use and construct a new classroom building;

3. Authorize the Executive Director to apply for planning approvals and any other actions necessary to convert the 2.6 acre Housing Authority Property into K-8 charter schools; and
4. Authorize the Executive Director to submit a Zoning Permit Application and exhibits to the Department of Regional Planning, and to submit the construction plans to the Department of Public Works for approval.

NE/jp

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING SUBMISSION OF INVENTORY REMOVAL APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR DISPOSITION OF ADMINISTRATIVE BUILDINGS, APPURTENANT STRUCTURES AND LAND AT 4800 E. CESAR CHAVEZ AVENUE IN UNINCORPORATED LOS ANGELES COUNTY**

**WHEREAS**, the Housing Authority of the County of Los Angeles (“Housing Authority”) has prepared an Inventory Removal Application for the Housing Authority Administrative Buildings, appurtenant structures, and land located at 4800 E. Cesar Chavez Avenue, Los Angeles, CA 90022 (“Property”); and

**WHEREAS**, the Housing Authority has determined that the Property is not needed for the continued operation of public housing due to the relocation of Housing Authority staff to 700 W. Main Street, Alhambra, CA 91801.

**WHEREAS**, the Board of Commissioners wishes to enter into a two-year lease and purchase agreement with KIPP LA Schools, or its assignee, for kindergarten through eighth grade (K-8) charter schools rather than leave it vacant and subject to possible damage or vandalism.

**WHEREAS**, approval to dispose of the Property through a two-year lease and purchase agreement must be approved by the U.S. Department of Housing and Urban Development (HUD), following the submittal of an Inventory Removal Application and Board resolution.

**WHEREAS**, the disposition of this Property is consistent with 24 CFR 970 and the Housing Authority’s Annual Plan.

**WHEREAS**, the Housing Authority Property will be leased and purchased by KIPP LA Schools, or its assignee, at the appraised price and net proceeds will be used by the Housing Authority for property improvements at the Nueva Maravilla public housing development.

**WHEREAS**, the Housing Authority has determined that the disposition of the Property to KIPP LA Schools, or its assignee, for K-8 charter schools is in the best interest of low-income youth in the Maravilla Revitalization Area and the Nueva Maravilla public housing development.

**WHEREAS**, the disposition of the Property to KIPP LA Schools, or its assignee is in accordance with the 2011 White House Neighborhood Revitalization Initiative (NRI). The NRI states that neighborhoods of opportunity are neighborhoods that contain high-quality schools, stable businesses, safe streets, affordable housing, cultural amenities, parks and recreational spaces.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the County of Los Angeles:

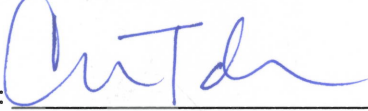
1. Directs the Housing Authority to dispose of the Administrative Buildings, appurtenant structures, and land located at 4800 E. Cesar Chavez Avenue, Los Angeles, CA 90022 to KIPP LA Schools, or its assignee, as required by the U.S. Department of Housing and Urban Development (HUD).

2. Approves the Inventory Removal Application for submittal to HUD to dispose of the Property.
3. Authorize the Executive Director to take all actions required for the implementation of the disposition process, including but not limited to negotiating and signing of a two-year lease and purchase agreement, escrow and other related documents, and submission of all required documents to HUD. As part of the lease, KIPP Charter Schools, or its assignee, may be allowed to reconfigure existing buildings for school use and construct a new classroom building.
4. Authorize the Executive Director to apply for planning approvals and any other actions necessary to convert the 2.6 acre Housing Authority Property into K-8 charter schools.
5. Authorize the Executive Director to submit a Zoning Permit Application and exhibits to the Department of Regional Planning, and to submit the construction plans to the Department of Public Works for approval.


**APPROVED AND ADOPTED** by the Board of Commissioners by the Housing Authority of the County of Los Angeles on this 12<sup>th</sup> day of February, 2013.

ATTEST:

SACHI A. HAMAI  
Executive Officer- Clerk of the  
Board of Commissioners

By:   
Deputy

MARK RIDLEY-THOMAS  
Chairman of the Board of Commissioners

By: 

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By:   
Deputy

